

# **"The City With a Heart"**



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## **AGENDA PLANNING COMMISSION MEETING**

**[View Full Meeting](#)**

**September 20, 2016**

**7:00 p.m.**

**Meeting location: Senior Center, 1555 Crystal Springs Road, San Bruno**

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### **ROLL CALL**

### **PLEDGE OF ALLEGIANCE**

#### **1. APPROVAL OF MINUTES: August 16, 2016**

#### **2. COMMUNICATIONS:**

#### **3. PUBLIC COMMENT ON ITEMS NOT ON AGENDA** Individuals allowed three minutes, groups in attendance, five minutes. If you are unable to remain at the meeting, ask the Recording Secretary to request that the Planning Commission consider your comments earlier. It is the Planning Commission's policy to refer matters raised in the forum to staff for investigation and/or action where appropriate. The Brown Act prohibits the Planning Commission from discussing or acting upon any matter not agendized pursuant to State Law.

#### **4. ANNOUNCEMENT OF CONFLICT OF INTEREST**

#### **5. PUBLIC HEARINGS:**

##### **A. 1429 Kains Avenue (APN: 020-082-020)**

Zoning: R-1 (Single-Family Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow the construction of a 566 square foot addition that exceeds the maximum permitted floor area guideline of .55 (.57), and exceeds 1,825 square feet of living area (2,745s.f.) with a one car garage per Section 12.200.030.B.2 and 12.200.080.A.2 of the San Bruno Municipal Code. Veronica and Fabian Juarez (Applicant & Owner). **UP-16-009**

**The applicant has requested and staff supports a continuance of this item to October 18, 2016.**

**B. 811 Reid Avenue (APN: 020-094-070)**

Zoning: R-1 (Single-Family Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow the construction of a 768 square foot addition which increases the gross floor area of the existing home by greater than 50% (62%), per Section 12.200.030.B.1 of the San Bruno Municipal Code. Steven C. Randel (Applicant); Mark Calonico (Owner). **UP-16-015**

**C. 718 Cypress Avenue (APN: 020-054-120)**

Zoning: R-1 (Single-Family Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow the construction of a second-story addition that would add 404 square feet of living area to the existing single-family home. Use permit authorization is required because the proposed living area (2,051 square feet) would exceed the maximum 1,825 square feet of living area allowed for a one-car garage, the addition would result in a cumulative increase in gross floor area by greater than 50% (66%), and to allow a second-story deck facing an interior side yard adjacent to an abutting property which has a side yard greater than ten feet, per Sections 12.200.060.C, 12.200.030.B.1 and B.5, 12.200.080.A.2, and 12.200.040.B.1 of the San Bruno Municipal Code. Paul Nii (Applicant); Michael Fellion (Owner). **UP-16-014**

**D. 139 Florida Avenue (APN: 020-375-130)**

Zoning: R-2 (Low Density Residential)

Recommended Environmental Determination: Categorical Exemption

Request for a Use Permit to allow the construction of a 1,296 square foot first and second floor addition on the east side of the building, increasing the gross floor area of the existing home by greater than 50% (121%) and exceeding 1,825 square feet of living area (1,870 s.f.) with a one car garage; per Sections 12.200.030.B.1 and 12.200.080.A.2 of the of the San Bruno Municipal Code. Echo Liu (Applicant); Shui Ben Lau (Owner). **UP-15-001**

**E. CalTrans Property at NW corner of San Bruno Ave. West and Glenview Drive**

(APN: 019-043-490)

Zoning: C-N (Neighborhood Commercial)

Recommended Environmental Determination: Categorical Exemption

Request for a Temporary Use Permit to allow an off-site construction staging area within the Crestmoor neighborhood per Section 12.84.030 of the San Bruno Municipal Code. The property will continue to serve as a construction staging area for the ongoing infrastructure improvements within the Crestmoor neighborhood. City of San Bruno (Applicant); State of California (Owner) **TUP-16-004.**

**6. DISCUSSION**

**A. CITY STAFF DISCUSSION**

- Select the October 13, 2016 Architectural Review Committee members

**B. PLANNING COMMISSION DISCUSSION**

**7. ADJOURNMENT**

The next regular Planning Commission Meeting will be held on October 18, 2016 at 7:00 p.m. at the Senior Center, 1555 Crystal Springs Road, San Bruno.